



LEASEHOLD

£139,950



**11 ST MICHAELS PARK, RAILWAY ROAD, CINDERFORD,
GLOUCESTERSHIRE, GL14 3HL**

- MODERN PARK HOME
- RESIDENTIAL PARK FOR OVER 45'S
- WOODLAND VIEWS
- SHOWER ROOM
- TWO BEDROOMS
- ALLOCATED PARKING ENCLOSED
- LANDSCAPED GARDEN
- PETS ALLOWED

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11 ST MICHAELS PARK, RAILWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3HL

A BEAUTIFULLY PRESENTED (INSIDE AND OUT) TWO BEDROOM PARK HOME ON A POPULAR RESIDENTIAL SITE IN THE VILLAGE OF RUSPIDGE WITH LOCAL SHOP AND THRIVING COMMUNITY CENTRE NEARBY.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: 8' 2" x 3' 4" (2.49m x 1.02m),

Shower Room: 7' 2" x 4' 5" (2.18m x 1.35m),
Shower cubicle, sink unit, W.C., towel rail
radiator.

Kitchen: 10' 5" x 8' 2" (3.17m x 2.49m), Fitted
at wall and base level providing worktop and
storage space, gas hob, oven and extractor
over, sink unit, integrated fridge/freezer,
window, gas boiler for domestic hot water
and central heating.



Lounge: 12' 10" x 12' 11" (3.91m x 3.93m), Windows to front, side and rear,
radiator.

Bedroom One: 13' 2" x 9' 4" (4.01m x 2.84m), Windows to rear and side, fitted
wardrobes, radiator.

Bedroom Two: 9' 3" x 4' 11" (2.82m x 1.50m), Fitted wardrobe, window to
side, radiator.

Outside: Landscaped gardens to front,
both sides and rear, garden shed, view
towards the Forest, allotted parking.



Services: Mains water, electric and LPG gas supply.

Outgoings: There is a ground rent charge of £198.41 per month.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



Approximate total area⁽¹⁾
494.60 ft²
45.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



PASSIONATE
ABOUT
Property
SINCE 1982